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FEDERAL EXPRESS

United States Bankruptcy Court
Southern District of New York
Alexander Hamilton Custom House
One Bowling Green
New York, New York 10004

Dear Sir:

Re: Malek and Randall's Island Family Golf Centers, Inc., et al., debtors
Court File: Chapter 11 Case Nos. 00-B-41065 (SMB)
through 00-B-41196 (SMB)

We are solicitors for Morteza Malek (In Trust). In violation of a court order a bid to Keen Realty Consultants Inc., in respect of the property of Randall's Island Family Golf Centers, Inc., et al. was accepted.

Our client wishes to make an objection to the acceptance of that bid.

It is our client's position that as a result of improper procedures carried out by Keen Realty Consultants Inc. of Great Neck, New York, including the late acceptance (the bid made on February 7, 2001 two days after the Court's instruction for closing bids of February 5, 2001) the bid should be considered null and void and the deposit returned.

Yours very truly,

O'CONNOR, ZANARDO

Per: Michael F. O'Connor
/emd